



**QUESTIONS AND RESPONSES
REQUEST FOR QUOTE
HOUSES FOR HOPE PROJECT
May 12, 2023**

Has there been a Phase 1 Environmental Study? If so, please provide the results.

Yes, there has been a Phase 1 Environmental study performed for the sites - however, the due diligence was performed on a global area of interest: 100-150 Durner Street, 301-373 Bolander Avenue, 610-714 Cincinnati Street, 409-413 Decatur Avenue, And 321-441 Hopeland Street Dayton, OH - we will provide the summary, as the entire document is 3,000+ pages - and if there are specific questions thereafter, we can address.

[Phase 1 Environmental Study Summary](#) - Send out to prospective contractors

When were the previous structures demolished. Were the old foundations and basement removed and backfilled per the City of Dayton requirements?

These lots were demoed more than 25 years ago and the county records do not include the demo standards used during this era. Per information obtained from the Montgomery County Land Bank, there were homes on both lots, but there is no record that we have available that documents the structure that was there.

Have you confirmed with the City of Dayton Department of Water that their taps and laterals are still in place? Do we know the size of each?

After contacting the City of Dayton Department of Water, it was found that the water lines are lead, and cannot be reused. New water taps will need to be installed. The previous water line sizes were 5/8 and 3/4.

[Hopeland Sanitary/Water Tap Cards](#) -Send out to prospective contractors

Which site is your first preference? 413/415 or 404/408?

Our first preference is the 404/408 property: R72 10108 0020, 21, 22, 23, 32

Can you confirm that the post 2015 demolition on the 413-415 site was completed per the City of Dayton requirements? If this wasn't done, then I would have some serious concerns with the published budget.

413-415 Hopeland St. was recently demolished by the City of Dayton, prior to possession, and should be considered a "clean lot". This information was obtained from the Montgomery County Land Bank, who facilitated the purchase of the properties.

Is there a bed/bath ratio that the owner would prefer, to meet the program requirements?

Residential units with supportive services suggest a program for single-family housing operating as a group home on each parcel. Is that correct?

Ideally, we would like to build a four bedroom, 4 1/2 bath residential single family home on the property that would be used as a group home.

Confirm that there will not be a need for accessibility requirements for the units.

We would like the main floor to have a universal design (full size doors, at least one accessible bathroom, wide hallways, etc.). At a minimum the first floor should be wheelchair accessible for entry.

Do you have any information on whether there were any structures on 400,04 and 408 Homeland? Street view shows no structures going back to 2007. Same concern as the questions above.

These lots were demoed more than 25 years ago and the county records do not include the demo standards used during this era. Per information obtained from the Montgomery County Land Bank, there were homes on both lots, but there is no record that we have available that documents the structure that was there.

How many rooms per home?

This will be determined through architectural design. Ideally we would like it to be a four bedroom home.

What is the timeline for delivery of houses?

We would like to build the homes in 12 months or less if possible.

Is there any kind of design criteria scope/draft? Would help as a contractor to better know the budget piece.

The design of the home should match the homes in the Carillon/Edgemont neighborhood. These homes could be 2 story homes, ranch homes, with or without a basement. The homes should be 4 bedrooms and 4 ½ baths if possible.

Since there are ARPA funds available for this, are there federal requirements?

The City of Dayton is utilizing the Revenue Replacement provision in the American Rescue Plan Act (ARPA). The funding utilized by OneFifteen is considered to be a City of Dayton governmental fund grant. The City chose this path so that there would be lower procurement and regulatory thresholds associated with each project. That being said, OneFifteen is required to conform to the City's procurement standards, which includes competitive bid process and an aspirational Minority Business Participation goal of 25%.

Does ODOT have a residential prevailing wage rate?

We recommend all proposers check prevailing wage rates as a best practice, pursuant to Ohio Revised Code 4115. Residential wage rates are set forth in section 176.05 of the Ohio Revised Code, if, as the bidder, you think the residential wage rates better conform with your bid. Please see this guidance from the State of Ohio: <https://codes.ohio.gov/ohio-revised-code/section->

[176.05](#) and <https://codes.ohio.gov/ohio-revised-code/section-4115.04>. You can utilize this tool to check if the labor associated with your bid would require prevailing wages: <https://wagehour.com.ohio.gov/w3/webwh.nsf/wrlogin/?openform>

Any flexibility on the budget? Budget goal?

The budget should include all costs from planning to occupancy. There is no flexibility in the budgeted amount of \$580,000. The total costs cannot exceed this amount.

Are you open to 1 building instead of 2 buildings for that budget? Concerned about the cost for that amount.

Budgets can be less than the two lots if construction costs will only build one structure, but the goal is to build two homes on the lots listed in the RFQ.

Is the City providing tap fees? What things might be excluded from the budget? (isn't sure what is available in the neighborhood).

The City would not be able to abate water tapping fees, since we are not allowed to rebate utility fees through our Water, Sewer and Storm utilities.

Will there be any ADA requirements? Any medical specific needs (similar to what is in an urgent care/outpatient facility)?

We would like the main floor to have a universal design (full size doors, at least one accessible bathroom, wide hallways, etc.). There is no specific need for medical equipment.